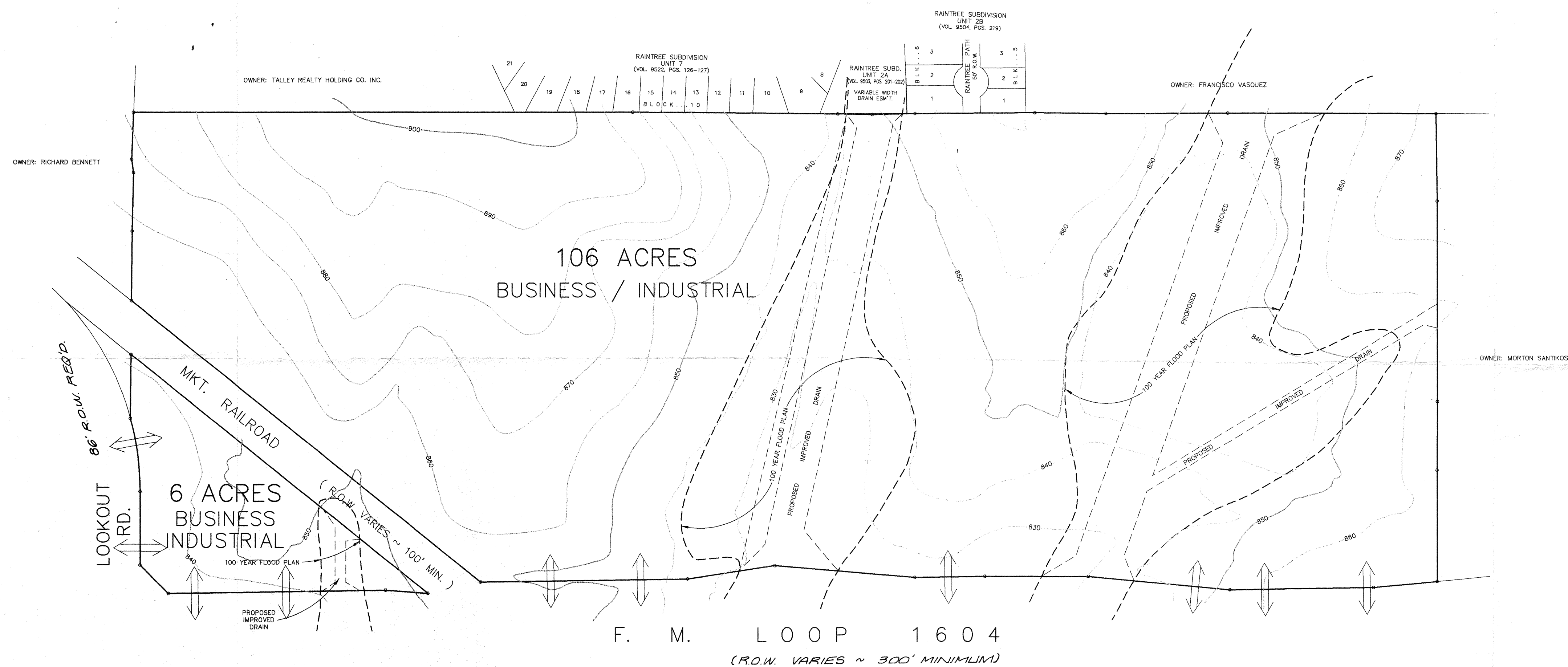


LOCATION MAP

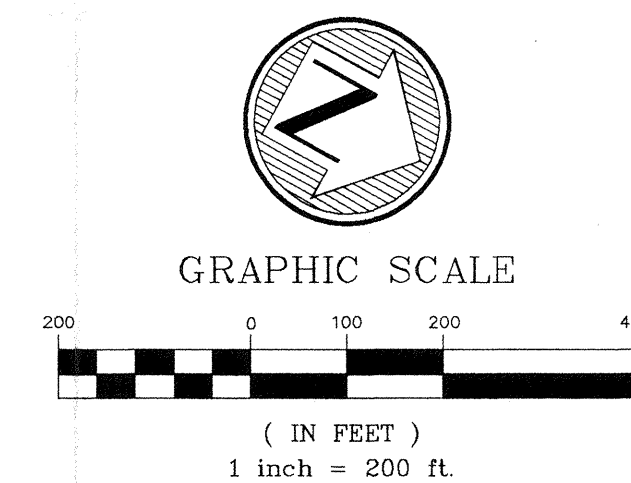


↔ DENOTES ANTICIPATED DRIVES. NUMBER AND LOCATION OF DRIVES TO BE DETERMINED WITH FINAL DEVELOPMENT PLANS. ALL DEVELOPMENTS WITHIN PROPERTY WILL SHARE INTERNAL CIRCULATION WITH ACCESS TO ALL DRIVES.

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

DEVELOPER:
HENRIK PALME
10830 IOTA DRIVE
SAN ANTONIO, TEXAS 78217
PHONE (210) 655-4444



B-2
2-87241
for 634/204 &
for 636/206
PLAN HAS BEEN ACCEPTED BY
COSA
1-22-98
597
(date) (number)
If no plats are filed, plan will
expire on 7-24-99
1st plat filed on

P.O.A.D.P. PLAN

for

FM 1604 LOOKOUT

112



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:

JOB NO. 46442.00

FILE: 2

DATE: 08/21/97

DESIGN: _____

DRAWN: B.C.

CHECKED: _____

SHEET 1 OF 1

597

**CITY OF SAN ANTONIO
POADP APPLICATION**

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 8/27/97 Name of POADP: FM 1604 LOOKOUT 112
Owners: HENRIK PALME Consulting Firm: W.F. Castella and Associates, Inc.
Address: 10830 IOTA DR. Address: 1039 W. Hildebrand
SATX 78217 San Antonio, Texas 78201
Phone: 655-4444 Phone: (210) 734-5351
Existing zoning: B2, B22 Proposed zoning: I1 & B2
Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes: San Antonio City Limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: ± 6 ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	<u># 30</u>	<u>112</u>

Is there a previous POADP for this Site? Name NO No. _____

Is there a corresponding PUD for this site? Name NO No. _____

Plats associated with this POADP or site? Name NO No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: STEVEN E. HANAN

Signature: Steven E. Hanan

Date: 8/26/97

Phone: (210) 734-5351

Fax: (210) 734-5363

- ✓ name of the POADP and the subdivision;
- ✓ indication of development phases on the POADP
- ✓ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ✓ north arrow and scale of the map;
- ✓ proposed land use by location, type and acreage;
- ✓ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ✓ contour lines at intervals no greater than ten (10) feet;
- ✓ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ✓ existing adjacent or perimeter streets;
- ✓ one hundred year flood plain limits;
- ✓ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ✓ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ✓ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ✓ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ✓ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ✓ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: STEVEN E. HANAN Signature: *Steven E. Hanan*

If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED MARCH 17, 1997

PAGE 2 OF 2

RECEIVED
97 AUG 27 PM 2:45
DIVISION OF PLANNING
AND DEVELOPMENT



CITY OF SAN ANTONIO

January 22, 1998

Steven E. Hanan
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: FM 1604 Lookout 112

POADP # 597

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed FM 1604 Lookout 112 Subdivision Preliminary Overall Area Development Plan # 597. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

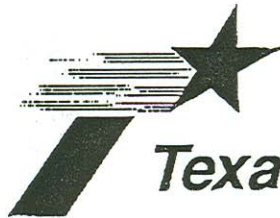
If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Monecivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

September 3, 1997

P.O.A.D.P REVIEW

FM 1604 Lookout 112

Located on Loop 1604 at Lookout Road

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

None.

Access Limits/Restrictions

The 106 acre business/industrial tract is eligible for a maximum combined total of Six(6) access points, based on the overall combined Loop 1604 frontage. The 6 acre business/industrial tract is eligible for a maximum combined total of two(2) access points, based on the overall combined Loop 1604 frontage. Locations of access points will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works Date 9.1.97

FROM: Elizabeth Carol, Planner II; Planning Department

ITEM NAME: F.M. 1604 Lookout FILE # NONE

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days * POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

RECEIVED
97 SEP - 8 11:56
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

☒ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Flood plain requirements and
Drainage easements will be require and
address during the platting process

Burt Rubio As Eng. Tech 9-2-97
Signature Title Date



TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC.

ENGINEERS • SURVEYORS • PLANNERS

1039 W. Hildebrand • San Antonio, Texas 78201-4656

(210) 734-5351 * FAX 734-5363

Date: JAN 27 98

To: PLANNING

Project No.: 46442.00 T/LC: _____

Re: FM 1604 LOOKOUT 112

ELIZABETH

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

☒ Prints

☐ Sepias

☐ Films

☐ Tracings

☐ Specifications

☐ Copy of Letter

☐ Change Order

☐ Invoices

☐ _____

SETS	COPIES PER SET	DESCRIPTION
<u>6</u>	<u>1</u>	<u>P. O. D. D. P. PLAN</u>

RECEIVED
98 JAN 27 AM 8:53
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICE DIVISION

THESE ARE TRANSMITTED as checked below:

☒ For your approval

☐ Approved as submitted

☐ Resubmit _____ copies for approval

☐ For your use

☐ Approved as noted

☐ Submit _____ copies for distribution

☐ As requested

☐ Returned for corrections

☐ Return _____ corrected prints

☐ For review and comment

☐ For payment

☐ _____

☐ FOR BID DUE _____

19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO: _____

REC. BY: _____

DATE: _____

If enclosures are not as noted, kindly notify us as once.

SIGNED: _____

E. Valerio

Fm 1604 Lookout 112

Show

- ROW min. on 1604
- ROW on lookout
- Drainage
- TIA

WFC

Elizabeth

Please release

FM 1604 Lookout
ROADP

Thank

AC

1/12/97

11:30 am